

Received
Planning Division
12/3/2021



MEMORANDUM

DATE: October 26, 2021

TO: Lily Lim, Lyft

FROM: Dana Beckwith, PE, PTOE
Richard Martin, EIT

SUBJECT: Beaverton Lyft Traffic Impact Statement

P21-074

This memorandum summarizes the trip generation evaluation for the proposed Lyft Rental Office located at 8548 SW Apple Way in Beaverton, Oregon.

PROJECT DESCRIPTION

Lyft proposes a rental office for 8548 SW Apple Way in Beaverton, Oregon. The office will manage rentals of vehicles to Lyft drivers through the Express Drive Program. Figure 1 shows the proposed office location. Lyft proposes to manage its fleet of 220 vehicles from this location and will provide 20 parking on-site. The rental office will operate as a location where Lyft drivers visit to pick up and drop off vehicles. The 220 vehicles in the fleet will be in-use by drivers or be located at an off-site storage location and will be provided at the rental office on an as-needed basis. The office will operate from approximately 9:00 AM to 5:00 PM daily. At the request of the City of Beaverton, three studies of like sites have been analyzed for trip generation purposes.

TRIP GENERATION

Trip generation data was collected at Lyft facilities that currently provide the same service in three locations around the US including San Jose, California, Charlotte, North Carolina and Chesapeake Virginia. This data is summarized in Table 1 and is provided in the Appendix of this report.

Except for the San Jose site where data was gathered and summarized by a local transportation engineering firm, data was gathered by Lyft staff

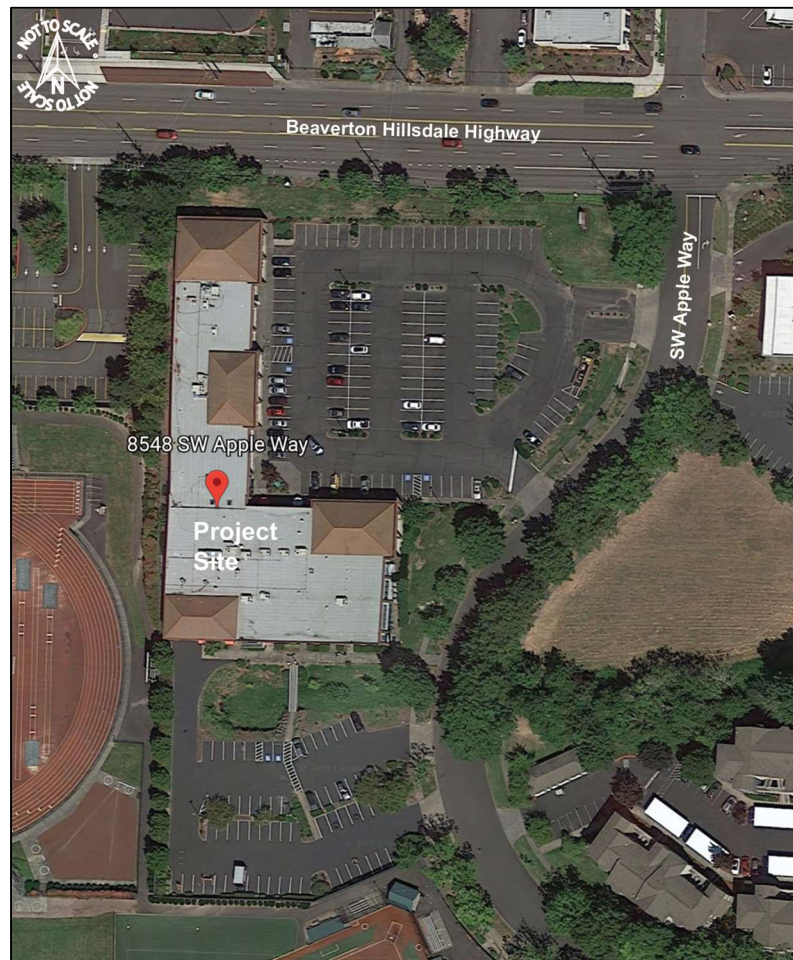


Figure 1: Vicinity Map

and included both employee trips and Lyft driver trips. Data was collected by Lyft staff over multiple days for each location. Staff asked the following questions to clients to categorize vehicles arriving and departing the site:

- Are you dropping vehicle off (1 trip in)
- How are you leaving (potential for 1 trip out depending on departing mode of travel)
- Are you picking up a vehicle (1 trip out)
- How did you arrive (potential 1 trip out)
- How did you get here (not associated with picking up or dropping off a vehicle - typically 1 trip in + 1 trip out)

All data was gathered during business hours from 9:00 AM to 5:00 PM. Employees arrive between 9:00 AM and 10:00 AM and depart between 4:00 PM and 5:00 PM. Lyft does not have appointments for vehicle pick-up or drop-off outside business hours.

Table 1: Trip Generation Summary

Location	San Jose, CA				Charlotte, NC				Chesapeake, VA			
Lyft Fleet Size	140				240				204			
On-Site Parking Stalls	115				17				23			
	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
9AM to 10AM	4	2	5	4	2	0	6	0	3	0	2	0
10AM to 11AM	5	5	7	5	1	3	2	2	3	5	1	0
11AM to 12PM	5	4	2	3	1	2	0	3	1	2	0	2
12PM to 1PM	7	5	6	3	0	1	0	0	2	2	2	3
1PM to 2PM	6	6	7	8	2	1	1	1	4	4	0	0
2PM to 3PM	8	6	8	6	3	1	0	0	0	0	2	2
3PM to 4PM	4	5	6	6	1	1	0	1	0	0	2	2
4PM to 5PM	4	5	5	6	0	2	0	3	0	3	0	2
Total	43	38	46	41	10	11	9	10	13	16	9	11
Total In And Out	81		87		21		19		29		20	
Trips Per Parking Stall Per Day	0.70		0.76		1.24		1.12		1.26		0.87	
Average Rate	0.99											

As shown in Table 1, an average rate of 0.99 trips per parking stall per day is anticipated at similar Lyft facilities. Applying this rate to the proposed 20 parking stalls yields an approximate 20 trips per day at the Beaverton Lyft facility, with an approximately even split of 10 vehicles in and 10 vehicles out. This includes both rental vehicles and employee trips. The highest trip generation was generally shown to occur mid-day between 12PM and 3PM.

Appendix

Proposed - PDX - 20 stalls, 220 fleet

CLT Charlotte, NC

Fleet: 240

Parking: 17

10/12		10/13	
in	out	in	out

9am-10am	2	0	6	0
10am-11am	1	3	2	2
11am-12pm	1	2	0	3
12pm-1pm	0	1	0	0
1pm-2pm	2	1	1	1
2pm-3pm	3	1	0	0
3pm-4pm	1	1	0	1
4pm-5pm	0	2	0	3

Daily	10	11	9	10
Total		21		19

ORF

Fleet:

Parking:

Chesapeake, VA

204

23

10/7		10/20	
in	out	in	out

9am-10am	2	0	3	0
10am-11am	1	0	3	5
11am-12pm	0	2	1	2
12pm-1pm	2	3	2	2
1pm-2pm	0	0	4	4
2pm-3pm	2	2	0	0
3pm-4pm	2	2	0	0
4pm-5pm	0	2	0	3

9	11	13	16
	16		29

SJC

Fleet: 140

Parking: 115

Counts - see memo from Hexagon





HEXAGON TRANSPORTATION CONSULTANTS, INC.

August 2, 2021

Ms. Lily Lim
Lyft
185 Berry St. #5000
San Francisco, CA 94107

Re: Trip Generation for the Proposed Lyft Car Rental Operation in Beaverton, Oregon

Dear Ms. Lim:

Hexagon Transportation Consultants, Inc. has completed a trip generation analysis for the proposed Lyft car rental operation in Beaverton, Oregon. The facility would allow Lyft drivers to rent a vehicle directly from Lyft's Express Drive Program. The proposed site in Beaverton would have 20 parking stalls on-site and a market fleet size of 220 vehicles. Vehicles not located on site are either with drivers or kept in an off-site storage facility.

Trip generation estimates for the Beaverton facility were prepared by developing trip rates based on averaging driveway counts conducted for three weekdays between 9:00 AM and 5:00 PM at a comparable facility located at 743 Winchester Boulevard in San Jose, California (see Appendix A). The San Jose facility has 115 parking stalls on site and a fleet size of 140 vehicles. Six of the parking stalls are located in front of the Lyft office at the property with signage designating the spaces for Lyft drivers. The remaining parking stalls are located within a gated area of the property also reserved for Lyft drivers. Counts at the facility include vehicles entering and exiting the gated area and vehicles parking and exiting the six parking stalls.

Based on 115 parking stalls on site, the average daily trip rate was found to be 0.7 trips per parking stall (see Table 1). Assuming the same rate, the Beaverton facility would generate up to 14 daily trips. Similarly, the peak hour trip rates were determined using the average trips to and from the site (see Table 2). At the San Jose facility, the peak hour was found to be from 1:45 PM to 2:45 PM, with a total of 15 trips (8 inbound and 7 outbound). Applying the same rate, the Beaverton facility is expected to generate a maximum of 3 trips during the highest hour (2 inbound and 1 outbound).

Table 1
Equivalent Daily Trip Rate

Land Use	Size	Daily	
		Trip Rate	Trips
Proposed Facility			
Beaverton Lyft	20 Parking Stalls	0.70	14
Comparable Facility			
San Jose Lyft ¹	115 Parking Stalls	0.70	81
<u>Notes:</u> 1. Average daily trip rate based on driveway counts for three weekdays between 9:00 AM and 5:00 PM at the 743 Winchester Boulevard Lyft facility in San Jose, CA.			



Table 2
Peak Hour Trip Rate

Time of Day	Trip Rate ¹	San Jose Facility			Beaverton Facility		
		In	Out	Total	In	Out	Total
9:00 AM- 10:00 AM	0.05	4	2	6	1	0	1
9:15 AM- 10:15 AM	0.05	4	2	6	1	0	1
9:30 AM - 10:30 AM	0.08	5	4	9	1	1	2
9:45 AM - 10:45 AM	0.10	6	5	11	1	1	2
10:00 AM - 11:00 AM	0.09	5	5	10	1	1	2
10:15 AM - 11:15 AM	0.09	5	5	10	1	1	2
10:30 AM - 11:30 AM	0.08	5	4	9	1	1	2
10:45 AM - 11:45 AM	0.07	4	4	8	1	0	1
11:00 AM - 12:00 PM	0.08	5	4	9	1	1	2
11:15 AM - 12:15 PM	0.09	5	5	10	1	1	2
11:30 AM - 12:30 PM	0.08	5	4	9	1	1	2
11:45 AM - 12:45 PM	0.10	7	5	12	1	1	2
12:00 PM - 1:00 PM	0.10	7	5	12	1	1	2
12:15 PM - 1:15 PM	0.10	6	5	11	1	1	2
12:30 PM - 1:30 PM	0.10	7	5	12	1	1	2
12:45 PM - 1:45 PM	0.10	6	6	12	1	1	2
1:00 PM - 2:00 PM	0.10	6	6	12	1	1	2
1:15 PM - 2:15 PM	0.11	7	6	13	1	1	2
1:30 PM - 2:30 PM	0.12	7	7	14	1	1	2
1:45 PM - 2:45 PM	0.13	8	7	15	2	1	3
2:00 PM - 3:00 PM	0.12	8	6	14	1	1	2
2:15 PM - 3:15 PM	0.12	7	7	14	1	1	2
2:30 PM - 3:30 PM	0.10	6	6	12	1	1	2
2:45 PM - 3:45 PM	0.08	5	4	9	1	1	2
3:00 PM - 4:00 PM	0.08	4	5	9	1	1	2
3:15 PM - 4:15 PM	0.07	4	4	8	1	0	1
3:30 PM - 4:30 PM	0.07	4	4	8	1	0	1
3:45 PM - 4:45 PM	0.08	4	5	9	1	1	2
4:00 PM - 5:00 PM	0.08	4	5	9	1	1	2

Notes:
Bold indicated peak hour

1. Trip rates based on driveway counts at 743 Winchester Boulevard in San Jose, CA with 115 parking stalls.



Ms. Lily Lim
August 2, 2021
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We appreciate the opportunity to work with you on this analysis. If you have any questions please do not hesitate to call.

Sincerely,
HEXAGON TRANSPORTATION CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Gary K. Black".

Gary K. Black, AICP
President

A handwritten signature in black ink, appearing to read "Jocelyn Lee".

Jocelyn Lee
Engineer

Appendix A

Driveway Counts

Volume Count Worksheet- 21SJ09 (SJ Lyft Lot)

Date: July 27, 28 & 29, 2021
 Counters: Jana & Dave
 Address: 743 Winchester Blvd
 Weather: Fair

AUTO CENSUS
Traffic Monitoring and Analysis
 5973 Larkstone Loop
 San Jose, Ca. 95123
 Phone 408-533-3398

27-Jul	In	Out	Total
9:00AM	0	0	
9:15AM	1	2	
9:30AM	2	2	
9:45AM	2	2	
10:00AM	5	4	
10:15AM	7	5	
10:30AM	9	8	
10:45AM	10	8	
11:00AM	12	9	
11:15AM	12	10	
11:30AM	12	11	
11:45AM	13	11	
12:00PM	14	12	
12:15PM	16	13	
12:30PM	17	13	
12:45PM	19	14	
1:00PM	20	15	
1:15PM	21	17	
1:30PM	22	18	
1:45PM	25	20	
2:00PM	27	23	
2:15PM	28	24	
2:30PM	30	26	
2:45PM	32	28	
3:00PM	35	29	
3:15PM	36	31	
3:30PM	37	32	
3:45PM	39	33	
4:00PM	41	35	
4:15PM	41	37	
4:30PM	42	38	
4:45PM	44	39	
5:00PM	46	41	

28-Jul	In	Out	Total
9:00AM	0	0	
9:15AM	2	1	
9:30AM	2	1	
9:45AM	2	1	
10:00AM	2	2	
10:15AM	4	2	
10:30AM	6	5	
10:45AM	6	5	
11:00AM	7	6	
11:15AM	10	9	
11:30AM	12	10	
11:45AM	12	12	
12:00PM	15	13	
12:15PM	17	15	
12:30PM	18	15	
12:45PM	22	17	
1:00PM	25	18	
1:15PM	25	19	
1:30PM	26	20	
1:45PM	27	22	
2:00PM	30	23	
2:15PM	32	24	
2:30PM	34	26	
2:45PM	37	28	
3:00PM	38	29	
3:15PM	39	33	
3:30PM	39	33	
3:45PM	40	33	
4:00PM	41	35	
4:15PM	42	36	
4:30PM	42	36	
4:45PM	43	38	
5:00PM	44	38	

29-Jul	In	Out
9:00AM	0	0
9:15AM	2	1
9:30AM	2	1
9:45AM	3	1
10:00AM	5	1
10:15AM	6	3
10:30AM	7	4
10:45AM	9	6
11:00AM	9	6
11:15AM	11	6
11:30AM	12	7
11:45AM	13	7
12:00PM	14	8
12:15PM	15	11
12:30PM	16	13
12:45PM	18	14
1:00PM	19	16
1:15PM	21	17
1:30PM	23	18
1:45PM	24	20
2:00PM	25	22
2:15PM	27	23
2:30PM	28	25
2:45PM	30	26
3:00PM	32	27
3:15PM	33	28
3:30PM	34	29
3:45PM	34	29
4:00PM	35	31
4:15PM	36	32
4:30PM	37	32
4:45PM	37	34
5:00PM	39	36